

PLANNING COMMISSION MINUTES
September 4, 2012
7:00 p.m.

Present: Chairman Tom Smith, Vice Chairman Dave Badham, Sean Monson, Michael Allen, Von Hill, City Council Representative Beth Holbrook, City Engineer Paul Rowland, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Absent: City Manager/City Attorney Russell Mahan.

Tom Smith welcomed all those present.

Michael Allen made a motion to approve the minutes for August 7, 2012 as written. Beth Holbrook seconded the motion and voting was unanimous in favor.

1. Consider final site plan approval for a dental office located at 235 S. 400 E., Dental Solutions (Dr. Judson Wall), applicant.

Kevin Horn, project architect, was present. Aric Jensen explained that Dr. Judson Wall is requesting final site plan approval for a single-story, 3,900 sq ft medical office building located at 235 South 400 East. The property is approximately 0.48 acres and is zoned Hospital (H). The proposed building/business is a permitted use in this zone. All existing structures on the property have been demolished and removed.

The Planning Commission reviewed the preliminary site plan approximately one month ago and recommended approval with only minor corrections. As the proposed structure has not changed, the final site plan is essentially the preliminary site plan with redline corrections. The only new information is a set of final landscaping plans with the three civil site drawings.

Paul Rowland explained that after reviewing the 400 E. Street plans, he found that there isn't a storm water system, and so on site detention isn't an option. The site will have the water flow to the street. There are some redlines regarding the drainage in the back of the property.

Staff recommends final site plan approval for the New Dental Solutions medical office building, with the following conditions:

1. Make any and all redline corrections prior to building permit submittal.

Kevin Horn explained that the parking has been shifted to the north to allow for more landscaping area on the south side and provide a larger buffer zone to the neighboring residential

home. There will be security lights in the north and side corners of the parking lot. The lights will not bleed onto the surrounding properties. There will be some lights in the landscaping.

There was a discussion regarding the drainage, lighting in the parking lot, signage and fencing.

David Vandivere, residing at 265 S. 400 E., had some concerns regarding his sprinkling system, which encroaches onto the property, and his existing fence. Mr. Vandivere was told to speak with Mr. Horn after the meeting and work out the issues.

Dave Badham made a motion to recommend to the City Council final site plan approval for the dental office located at 235 S. 400 E. subject to the conditions set forth by Staff. Beth Holbrook seconded the motion and voting was unanimous in favor.

2. Consider preliminary and final Residential Multiple Family site plan and P.U.D. plat approval for 305 N. Main, Brian Knowlton, applicant.

Chairman Tom Smith recused himself from this item (Smith Hyatt Architects are the architects for this project).

Brian Knowlton, applicant, was present. Aric Jensen explained that Brian Knowlton is requesting preliminary and final site plan and preliminary and final plat approval for a mixed commercial/residential development at 305 N. Main. The proposed development is located on the west half of the existing Smedley House property, which was converted to a restaurant several years ago.

The existing Smedley House property is approximately 1.23 acres, and consists of the original house near the corner of 300 North and Main Street, a parking lot to the west, and a large landscape area to the west of the parking lot. Barton Creek cuts through the southwest corner of the property and creates a small, triangular-shaped area that is somewhat isolated from the majority of the parcel.

Unlike the other vertical mixed-use projects on Main Street (residential over commercial), this is a horizontal mixed-use, meaning that there is a sharing of common areas, but not building footprint. The residential component of this project, including garages, dumpster enclosures, etc., will be identical to the 10-plex that Mr. Knowlton built behind the Bountiful Lumber building, except that there will be (2) additional units in place of under-structure parking, for a total of (12) units.

Parking will be provided in detached garages located adjacent to the existing, common parking area. There is not a shared parking benefit because the hours of highest use overlap. Each use has to provide sufficient parking to stand on its own, although in reality there will be times when one use or the other might occupy more than its allocated share of spaces. There is sufficient visitor parking for the residential uses within the existing, common parking area; however, any expansion of the restaurant area would require more off-street parking. Mr. Knowlton would

like to create as much parking as possible. As a practical matter, observation of the restaurant indicates that most patrons park on the street, and that the parking lot in the rear is used almost exclusively by employees.

The proposed plat is a fairly standard PUD style subdivision with (2) units/pads, a large common area, and limited common areas. The pad sites correspond approximately to the area of the existing restaurant and outbuildings, and the area of the proposed multi-family building and garages. The limited common areas are essentially dedicated parking spaces, and the common area is flexible parking and landscaping. The plat currently shows an address of 310 North Main for the residential units, however staff feels that is confusing since access will be off of 300 North. Staff recommends an address of 56 W 300 North for Unit 2 (residential structure).

Paul Rowland explained that all water drainage is on site and will drain into the creek. All utilities are available in the street. Davis County Flood Control has reviewed the project and issued a permit. At this point the floodplain is essentially completely within the creek channel, although FEMA still shows a flood zone across most of the small, triangular parcel.

Mr. Rowland explained that in order to make this a mixed development the two lots in the PUD are roughly the shape of the buildings, but not exactly, in order to accommodate future expansion of the restaurant.

Staff recommends preliminary and final site plan and preliminary and final plat approval for the 305 N. Main mixed-use development with the following conditions:

1. Provide a final landscaping plan during construction but prior to the granting of final occupancy, meeting the minimum City requirements and to the satisfaction of City staff.
2. Make all redline corrections as indicated by staff.
3. Post the required bonds and pay required fees.
4. Provide the necessary plat documents ready for signatures.
5. Sign a Development Agreement with the City.

Michael Allen made a motion to recommend to the City Council preliminary and final site plan and preliminary and final plat approval for 305 N. Main subject to the conditions set forth by Staff with the following addition:

6. Construct multifamily structure exterior with at least 50% brick/stone.

Beth Holbrook seconded the motion and voting was unanimous in favor.

Tom Smith resumed his position on the Commission.

3. Planning Director's report and miscellaneous business.

Mr. Jensen mentioned that on September 18, 2012, the Gary Wright project will be scheduled for Planning Commission.

There was no further business to discuss.

Meeting adjourned at 8:40 pm